

CITY OF PLYMOUTH  
PLANNING COMMISSION – REGULAR MEETING  
WEDNESDAY, JUNE 8, 2016  
7:00 P.M.

Mission: The Planning Commission considers the development and current and future land use within the City of Plymouth so as to preserve the health, safety and welfare of our residents and business owners. We are an unpaid volunteer body of City residents appointed by the City Commission. We act as an advisory body considering land use, zoning and planned developments making recommendations for the City Commission to vote upon to become policy.

Meeting called to order at \_\_\_\_\_ P.M.

1. PLEDGE OF ALLEGIANCE

ROLL CALL

Jennifer Frey	Jim Frisbie	Jennifer Kehoe
Charles Myslinski	Joseph Philips	Conrad Schewe
Scott Silvers	Karen Sisolak	Jim Mulhern

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES  
Regular Meeting – May 11, 2016

4. APPROVAL OF AGENDA

5. PUBLIC HEARINGS

6. NEW BUSINESS:

7. OLD BUSINESS:

1. Fence Ordinance Amendment / Fencing Diagrams
2. Potential Ordinance Amendment - Finished grade must match the original grade
3. Schedule forthcoming meeting for required review of lighting.
4. Roof pitch review & discussion
5. Lot Coverage discussion

8. REPORTS AND CORRESPONDENCE:  
Master Plan Review Update

Residential Vision

Master Plan Vision for Residential:

Homes in the City of Plymouth shall contribute to the character and desirability of the City. They shall maintain the walkable character of the neighborhoods, with appropriate heights relative to the street, and appropriate distance from sidewalks. They shall be built size-appropriate to their lots, allowing adequate space and sunlight to neighboring homes. They shall maximize green space and trees, and minimize concrete surfaces to allow for both the continued forestation of Plymouth, and allow for the City Storm Water Management goals.

9. COMMISSIONER COMMENTS:

10. MOTION TO ADJOURN

## **2016 Planning Commission Goals**

1. Deliver to the City Commission a revised & modernized Master Plan and collaborate with City Commission on the Capital Improvement plan process.
2. Recommend a sustainable reforestation plan.
3. Review Residential, Single Family Ordinances.
4. Review Lighting Ordinances for required updating.
5. Develop and participate in new and ongoing Planning Commissioner training.

## **City of Plymouth** **2016 Goals**

The City Commission met on January 4<sup>th</sup> to conduct a formal goal setting session for 2016. These goals were formally adopted on January 18<sup>th</sup>. Below are the goals adopted by the City Commission for all City Boards, Commissions, and Administration members.

- \* Resolve last issues regarding dissolution of Plymouth Community Fire Department Agreement (primarily pension issues)
- \* Work collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality arts & recreation complex.
- \* Develop a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.
- \* Develop funding plan for future capital improvements.
- \* Work collaboratively with the DDA, community leaders and other organizations to plan for Plymouth's 150<sup>th</sup> Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.



CITY OF PLYMOUTH  
201 S. Main  
Plymouth, MI 48170  
www.ci.plymouth.mi.us  
PLANNING COMMISSION - REGULAR MEETING MINUTES  
Wednesday, May 11, 2016

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The regular meeting was called to order at 7:05 P.M. by Chairperson Mulhern.

1. ROLL CALL

MEMBERS PRESENT: Jennifer Frey, Jim Frisbie, Jennifer Kehoe, Charles Myslinski, Joseph Philips, , Scott Silvers, and Jim Mulhern

MEMBERS ABSENT: Conrad Schewe and Karen Sisolak

OTHERS PRESENT: John Buzuvis, Community Development Director  
Sally Elmiger, City of Plymouth Planner

2. CITIZEN COMMENTS:

Adam Szymczak, 333 Sunset, was in favor of the goals for walkability but would like some leniency in variances for the new Ordinances taking place and for some who may be in the middle of plans that may need to be changed to abide by these new Ordinances. Mr. Szmczak asked for clarification of limitation of widths of porches in new construction verses existing homes, and the Commissioners decided to address this question during the Public Hearing portion on Ordinance amendments.

Paulette Longe, 690 Forest, spoke about larger homes built on small parcels. Ms. Longe would like to maintain the diversity within the City, but by also keeping in mind what size of home fits on a certain sized property.

Ed Krol, 1108 Beech, asked what the definition of height for a home is. Comm. Philips explained the height of a home is 25 feet, and is measured by the average of the eve to the ridge and this Ordinance has been in place for over thirty years.

3. APPROVAL OF MINUTES

A motion was made by Comm. Frisbie supported by Comm. Myslinski, to approve the meeting minutes from the April 13, 2016, as presented.

**MOTION CARRIED UNANIMOUSLY.**

4. APPROVAL OF AGENDA:

A motion was made by Comm. Frisbie supported by Comm. Philips, to approved the agenda adding Residential Vision onto Number 8. Report and Correspondence.

**MOTION CARRIED UNANIMOUSLY.**

5. PUBLIC HEARINGS:

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS OF:

1. 78-21-Definitions,
2. 78-43, Single Family Dwelling Unit Standards
3. 78-53, Single Family Dwelling Unit Standards
4. 78-191- Notes to Schedule,
5. 78-217 - Projections into Setbacks
6. 78-273 - Residential Driveways

78-21-Definitions

Sally Elmiger, Planner, explained to the audience that the Code of Ordinances is located on the City's Website and can be used to look up any definition. Ms Elmiger explained the changes made to the Definitions portion of the ordinance, per her Memo dated, May 4<sup>th</sup>.

Comm. Philips wanted to clarify Mr. Szymczak's question regarding the width of porches in new construction verses existing homes. This proposed Ordinance is for existing single-family dwellings when constructing a new garage in the rear yard or have an existing garage in the rear to give them some relief on the construction of a front covered porch as an incentive to support walkability throughout the City. Comm. Philips explained the incentive Ordinance for new residential porches was created and then it was decided to extend some relief to the existing homes as well, but so that there were no unintended consequences, it was decided the widths of existing home porches would be allowed to have an 80 % coverage (width) across the front of the home and to encroach six feet into the required front yard setback without being calculated into the lot coverage.

Ms. Elmiger explained that the Planning Commission will make a recommendation to the City Commission to adopt these Ordinances.

**Chairperson Mulhern Opened the Public Hearing at 7:26 PM**

Adam Szymczak, 333 Sunset, asked about various percentages for encroachments. Comm. Philips answered that he felt unintended consequences could possibly arise and the Zoning Board of Appeals could determine if it was a reasonable request of the applicant. Mr. Szmczak also asked if the 80 % width would include just the floor area or all architectural elements including roof overhang. Ms Elmiger responded that it does not include the overhang just the main body of the porch.

Ed Krol, 1108 Beech, felt the smaller lot homes would be penalized and he would like the 80% dropped from the limitations and 100% put in instead, and this would also minimize the ZBA requests

Matt Thurber, 641 S. Harvey, spoke about his approved ZBA variance and was in agreement with the 100% for full width residential front porches. Mr. Thurber also spoke about the homeowner's having new additions on homes wanting large front porches.

There was discussion on existing homes regarding the 80% limitations of covered porches versus the 100% to promote the porches and walkability. Ms. Elmiger stressed that equity is important. Comm. Silvers explained the need of having a hardship when applying to the ZBA for variances.

Ms. Elmiger suggested modifying the Ordinance- For new home and existing home porches going into the required front yard setback, but exempting only the four foot of lot coverage for both.

78-43, Single Family Dwelling Unit Standards

78-53, Single Family Dwelling Unit Standards

Ms. Elmiger explained the changes made to two zoning districts R-1 and RT-1 standards.

There was discussion on including photos or providing examples for Port Cocheres.

78-191- Notes to Schedule

78-217 - Projections into Setbacks

78-273- Residential Driveways

Ms. Elmiger explained the changes made to the Notes to Schedule, Projections into Setbacks and Residential Driveways portions of the Ordinance.

There was discussion on the 90 % averaging Ordinance on front yards. Front Yard averaging can be done in residential, RT-1, Office and Mixed Use zoning districts. The 90% front yard averaging Ordinance has a minimum averaged front yard setback for the incentive porch that shall not be less than 15 feet.

### **Chairperson Mulhern Closed the Public Hearing at 8:20 PM**

**A motion was made by Comm. Frisbie, supported by Comm. Frey to recommend to the City Commission for adoption:**

- 1. Section 78-21-Definitions,**
- 2. 78-43- Single Family Dwelling Unit Standards**
- 3. 78-53- Single Family Dwelling Unit Standards**
- 4. 78-191- Notes to Schedule,**
- 5. 78-217- Projections into Setbacks**
- 6. 78-273- Residential Driveways**

**with the discussed revision changes.**

**YES FREY, FRISBIE, KEHOE, MYSLINSKI, SILVERS AND MULHERN.**

**NO PHILIPS**

**MOTION PASSES.**

### **6. NEW BUSINESS:**

#### **1. SITE PLAN REVIEW FOR:**

SP16-03      Cross Fit Forgiven  
770 Davis  
Zoned: B-1, Local Business  
Applicant: Brent Gostomski

Sally Elmiger, Planner, explained the applicant proposes a change of use from an auto body shop to an exercise business that requires additional off-street parking to operate this business in an existing building. This business offers members workout classes for up to 20 participants several times a day. The members will use the facility for specified classes, and do not drop in to use exercise equipment on their own. This use is similar to both a private club and service establishment, as the business is members-only and staff provides fitness services and instruction to members. All activities will be conducted within an enclosed building. The applicant also has permission from Station 885 to use their parking lot as needed for overflow parking.

The applicant will need to address the following:

1. Number of employees at largest shift.
2. Written information indicating that excess spaces are not required for adjacent property owner's use.
3. Eliminate three (3) proposed parking spaces that abut the rear of the building.
4. Description of how refuse will be handled.

Brent Gostomski, Applicant, presented an enlarged site survey and explained how the membership operates. Mr. Gostomski expects small indoor classes at the exercise business that was previously located at Five Mile and Haggerty Roads, and expects

The Planning Commissioners had discussion regarding the following subjects:

Comm. Philips suggested another parking layout that would add an additional parking space.

Comm. Myslinski, described the seven parking spaces along Davis Ave that appear to be located across the sidewalk and public right-of-way and the applicant may need some of the additional parking spaces located at Station 885. Mr. Gostomski explained those parking spaces (out front) would be used for temporary parking for customers stopping in to see the new business, the members would use the onsite parking spaces. Comm. Myslinski asked what the fenced in area will be used for and Mr. Gostomski responded the fenced in area would be used for equipment storage to be brought into the building when needed.

Comm. Kehoe asked about the outside being used during the early morning hours and Mr. Gostomski explained the classes will be indoors but some members may go outside to run or jump rope to warm up for the classes, which are quiet activities, the first class will start at 6:30AM and the last class ends at 8:30PM.

Comm. Frisbie asked about the parking spots and Ms. Elmiger explained there are a total of 27 parking spaces located on site (including the 3 parking spaces located out front) & also permission for additional parking spaces located at Station 885. Comm. Frisbie would like a binding legal agreement provided with Station 885.

Comm. Frey was concerned about continuing the use of the non-conforming parking spaces, in the front and would prefer the front parking spots eliminated and reverted back to a sidewalk. Comm. Frey asked about the fence & gate area and Mr. Gostomski responded that he does not need the use of the shed, fence or gate and he would not mind if they come down.

Comm. Myslinski would like the right-of-way restored and the Station 885 legal document for the three parking spaces provided.

There was discussion regarding converting the shed and shaded area (#10), on the site plan, to more parking spaces.

**A motion was made by Comm. Frisbie, supported by Comm. Myslinski to approve SP16-03, 770 Davis, Site Plan, conditioned upon all 27 parking spots to be located on site, reverting the front parking spaces back to a public sidewalk & removing the fencing and gate.**

**YES FREY, FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SILVERS AND MULHERN.  
NO NONE.**

**MOTION CARRIED UNANIMOUSLY.**

**7. OLD BUSINESS:**

1. Potential Ordinance Amendment - Double fences on property lines

Sally Elmiger, Planner, explained the proposed changes made to the fence Ordinance:

1. The definitions of decorative fence and solid fence were added.
2. Solid fences-that do not allow airflow, are not allowed.
3. Double fencing shall be prohibited.
4. Only one fence on the property line is allowed and must be agreed upon by both parties.

There was discussion on privacy and solid fences whether to have a description/type of fence or a dimension/percentage of airflow, some Commissioners were ok with allowing the double fences if put three feet off the property line with a gate and some did not want double fencing allowed.

Ms. Elmiger passed out some example diagrams and asked the Commissioners to decide on the fence diagrams for next month's meeting.

**A motion was made by Comm. Philips, supported by Comm. Myslinski to approve the Fence Ordinance with the following changes.**

1. To include the fence diagrams provided.
2. No double fencing will be allowed.
3. To remove and replace an existing fence, it must be agreed upon by both parties.
4. No restrictions on the type of fencing.

**Voice Vote: THREE COMMISSIONERS VOTED YES.**

**THREE COMMISSIONERS VOTED NO.**

**MOTION FAILS.**

2. Potential Ordinance Amendment - Finished grade must match the original grade
3. Schedule forthcoming meeting for required review of lighting ordinances.
4. Roof pitch review & discussion

It was decided to table the discussion until next month's meeting.

The Planning Commissioners Training session was set for: Wednesday, June 29<sup>th</sup> at 6:00PM.

8. Reports and Correspondence:

Master Plan Review Update

Comm. Kehoe spoke about the last sub-committee meeting, Carlisle/Wortman had submitted a proposed work plan and cost estimate for the Master Plan update, to be reviewed as it progresses by the Mayor & Chair Committee, the final document will be a searchable web based document.

John Buzuvis explained this will be on the next City Commission agenda for their approval of the budgeted amount plus an approximate 10 percent more for contingencies.

Residential Vision

Chair Mulhern spoke about a desirable residential neighborhood in the City of Plymouth.

Master Plan Vision for Residential:

Homes in the City of Plymouth shall contribute to the character and desirability of the City. They shall maintain the walkable character of the neighborhoods, with appropriate heights relative to the street, and appropriate distance from sidewalks. They shall be built size-appropriate to their lots, allowing adequate space and sunlight to neighboring homes. They shall maximize green space and trees, and minimize concrete surfaces to allow for both the continued forestation of Plymouth, and allow for the City Storm Water Management goals.

**A motion was made by Comm. Philips, supported by Comm. Frisbie to endorse the draft as a guiding principle towards the Master Plan Vision for Residential preamble.**

**YES FREY, FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SILVERS AND MULHERN.  
NO NONE.**

**MOTION CARRIED UNANIMOUSLY.**

9. Commissioner Comments:

Comm. Frey would like lot coverage added to the Zoning Ordinance discussions.

There was discussion on various city properties with new construction and their allowed lot coverage. The Commissioners discussed possibly changing the lot coverage percentage or possibly using a floor area ratio as a tool to curtail any loop holes.

10. MOTION TO ADJOURN

**A motion was made by Comm. Frisbie and supported by Comm. Myslinski to adjourn.**

Meeting adjourned at 10:21 PM.

Respectfully Submitted,  
Marleta S. Barr,  
Community Development Department,  
Office Manager



CARLISLE

WORTMAN  
associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

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**MEMORANDUM**

**TO:** City of Plymouth Planning Commission  
**FROM:** Sally M. Elmiger  
**DATE:** June 1, 2016  
**RE:** Fence Ordinance Language and Graphics

We have revised the ordinance language describing residential fences, as discussed at the last Planning Commission meeting. Changes include:

- Definition of a "double" fence.
- Requiring new fences to be located on the property line, with adjoining owner's consent.
- Requiring replacement fences located on the property line to obtain adjoining owner's consent.

New language is shown in "red" colored text.

We look forward to discussing this with you further.

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*Sally M. Elmiger*  
CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

cc: John Buzuvis

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*  
R. Donald Wortman, *Principal* John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal*

**Sec. 78-21. - Definitions.**

Fence, decorative means a permanent barrier not used for enclosure. Any such fence shall be a part of the overall landscape plan and shall be composed of natural materials such as wood (i.e. split rail fence, picket, etc.) or a decorative metal construction (i.e. wrought iron, etc.).

Fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, constructed for the purpose of or to have the effect of enclosing the area it is constructed upon or as defined in the city Code preventing or controlling entrance or to confine within or to mark a boundary.

Fence, double, means fences, as defined by this section, running parallel with each other.

**Sec. 78-208. - Residential fences.**

Fences or walls are permitted, subject to the paramount provisions of the City of Plymouth Fence Ordinance (Chapter 18, Building Regulations Article X, Fences 18-371—18-380) and subject to the further provisions of this section. If any of the provisions of this section should conflict with the City of Plymouth Fence Ordinance, ~~such these~~ provisions shall be controlling on the question of fences. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.

- (1) Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard setback:
  - a. ~~shall~~ Shall not exceed six and one-half feet in height, measured from the surface of the ground, and
  - a-b. ~~shall~~ Shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard setback, whichever is greater.
- (2) ~~Fences and walls may be located along a property line.~~ Fences shall be located on a property line.
- (3) ~~Only one fence may be constructed on any common or adjoining property line.~~ Double fencing shall be prohibited.
- (4) ~~If no fence exists, a new fence may be installed on a common property line if agreed to by all property owners. If replacing an existing fence on a property line, the replacement fence shall be agreed to by all property owners.~~
- (4) In the case of a rear yard abutting a side yard, the side yard abutting a street shall be continuation of the required front setback on the lot to the rear, and no fence shall project into this area. When side yards abut on frontages across a common street, the side yard abutting a street shall not be less than the required front yard setback of the district and no fence shall project into this area. (See Figures 1, 2, and 3)

Figure 1. Fence Location

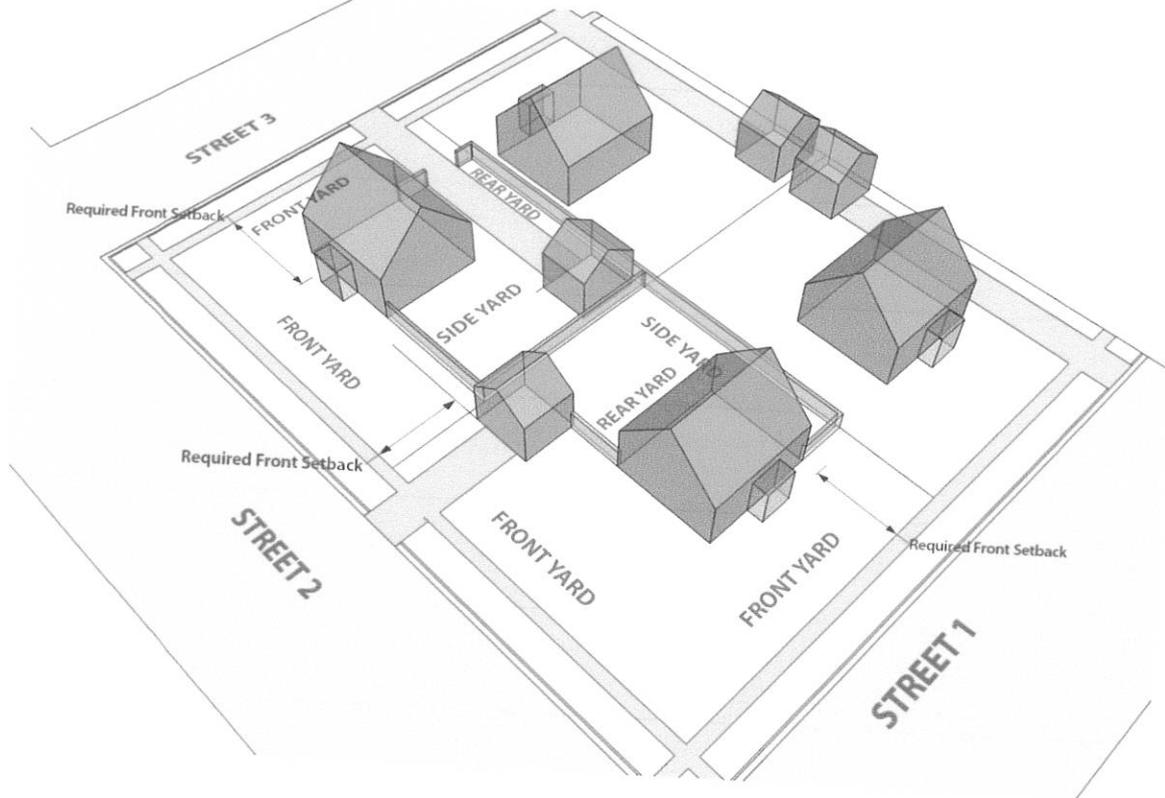


Figure 2. Fence Location

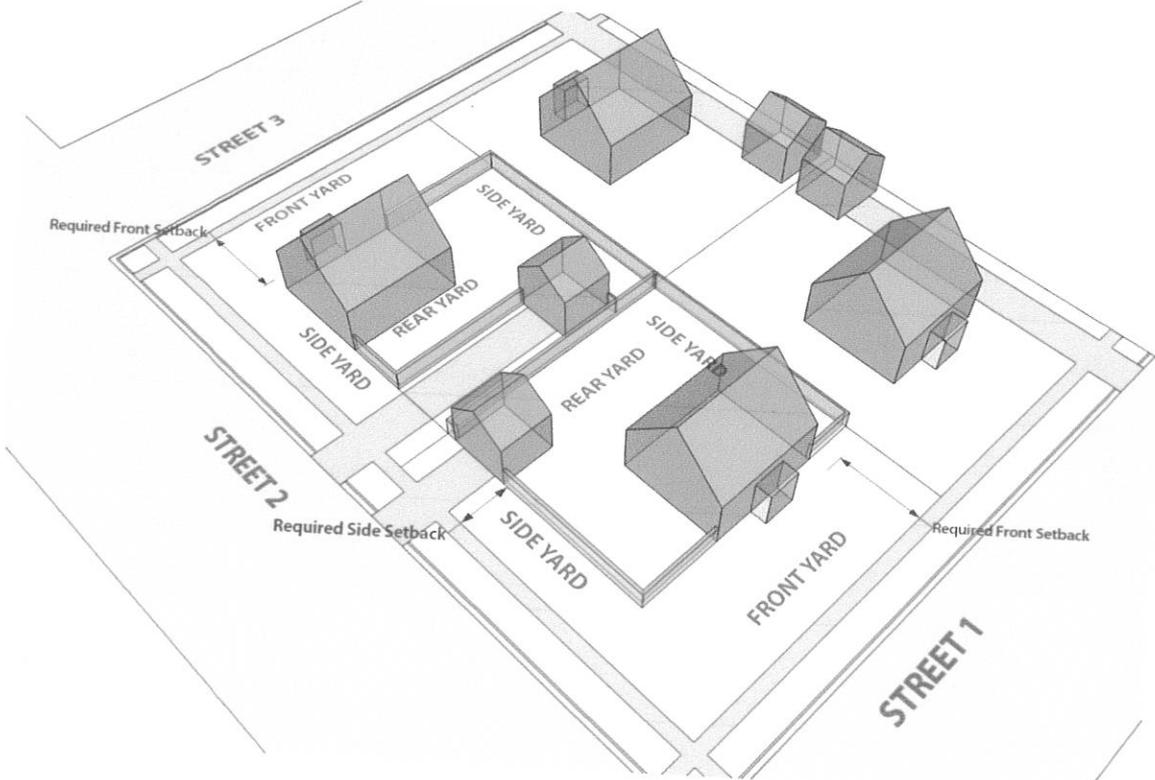
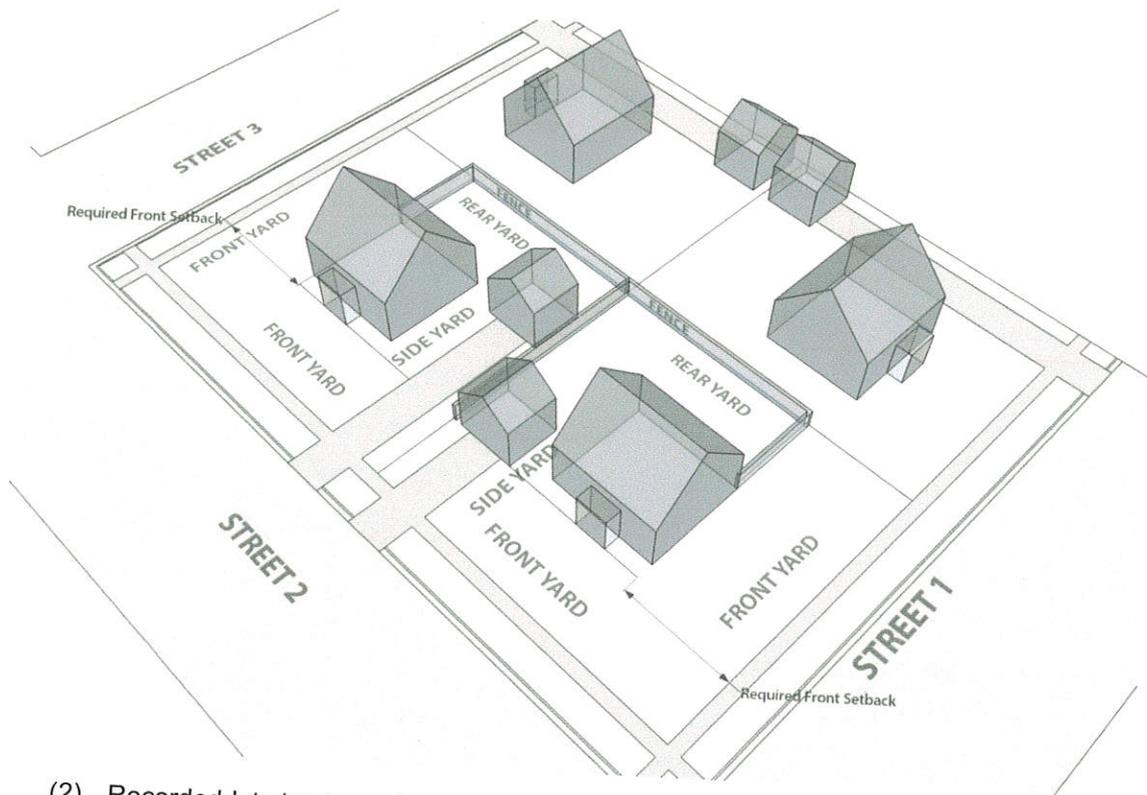


Figure 3. Fence Location



- (2) Recorded lots having a lot area in excess of two acres and a frontage of at least 200 feet, and acreage or parcels not included within the boundaries of a recorded plat, in all residential districts, are excluded from these regulations.
- (3) Fences on lots of record shall not contain barbed wire, electric current, or charge of electricity. This shall exclude underground electric fences used for pet containment.
- ~~(4) Solid fences are not permitted.~~
- (45) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (56) Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
- (67) Fences for swimming pools shall comply with the regulations of the state construction code.
- (78) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, or plantings shall comply with the corner clearance requirements of section 78-207.
- (89) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots, shall not exceed eight feet in height measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
- (910) Fences or walls within a required front yard setback area shall be decorative style only consisting of wrought iron, metal, or picket fences and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard setback area.

|  
(4011) Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches. This shall exclude screening walls constructed between conflicting land uses as specified in section 78-206.



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**MEMORANDUM**

**TO:** City of Plymouth Planning Commission  
**FROM:** Sally M. Elmiger, AICP, LEED AP  
**DATE:** May 5, 2016  
**RE:** Example Grading/Drainage Ordinance Language

At the April 13, 2016 meeting, the Planning Commissioners asked that we provide examples of ordinance language that help to control grading and drainage (stormwater management) of residential properties. We have recently amended the City of Northville's ordinance language to better limit grading of new homes in existing neighborhoods, which we have attached. The new language:

- States that grades around new structures must meet existing grades in the shortest distance possible as determined by the Building Official, but cannot create slopes greater than 25%. This change encourages new homes to be set closer to existing grades than building them up out of the ground.
- New language was added that first floor elevations of new structures shall be consistent with the first floor elevation height of contiguous residences, and that fill above the height of existing grades needs to be approved by the Building Official. This also encourages more consistency in the height of first floors, and requires less changes to existing grades.
- New language was added requiring that a certified copy of the grading plan be submitted by a civil engineer or land surveyor. This helps to minimize mistakes in the field.
- Added definitions for existing and finished grades.
- Changed the grade plane definition to clearly use existing grades vs. finished grades. This helps to minimize required grading as well as building height.

We look forward to discussing this with you further.

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*Sally M. Elmiger*  
CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

cc: John Buzuvis

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*  
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**Section 1.** The City of Northville Ordains

**Chapter 58-1 “Zoning” in the Code of Ordinances of the City of Northville is hereby amended by adding the following described text revisions:**

**Section 2.** Modify the following articles (additions are underlined, deletions are ~~struck-thru~~).

## **ARTICLE 18 GENERAL PROVISIONS**

*[Modify Section 18.21 Grading and Drainage]*

### **SECTION 18.21 GRADING, DRAINAGE AND BUILDING GRADES**

1. The ground areas outside the walls of any building or structure hereafter erected, altered, or moved shall be so designed that surface water shall flow away from the building walls in such a direction and with such a method of collection that inconvenience or damage to adjacent properties will not result. Where property is developed adjacent to existing properties previously developed, existing grades of adjacent properties shall have priority. Grades around houses or structures shall meet existing grades in the shortest possible distance, as determined by the Building Official, but under no circumstances shall exceed 1:4 slopes or twenty-five percent (25%) grades.
2. To minimize impacts on contiguous, developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first story elevation height of new structures shall be consistent with the first floor elevation height of contiguous residences, in conformance with other requirements of this ordinance. Any property owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the Building Official’s satisfaction, that additional fill is not detrimental to surrounding properties in terms of compatibility and drainage issues.
3. A certificate of occupancy will not be issued until final grades are approved by the City Building Official. A certificate of grading shall be completed by the applicant. The Building Official shall require a certified copy of the grading plan to be submitted by a registered civil engineer or land surveyor.

**ARTICLE 26 DEFINITIONS**

*[Modify Section 26.02 Definitions, and re-number all definitions as necessary.]*

**SECTION 26.02 DEFINITIONS**

85. Grade: A reference plane representing the ground level adjoining a building or structure.
86. Grade, Existing. The elevation or surface of the ground or pavement as it exists prior to disturbance. This includes both the “natural” grade, where no man-made disturbances have impacted a building site, as well as the existing grade as established by existing buildings, structures and/or pavement.
87. Grade, Finished. The final elevation of the ground surface after development.
88. Grade Plane: A reference plane representing the average of the existing grades or ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

SAMPLE

**Sec. 78-260. - Regulations.**

Accessory buildings, structures, and uses except as otherwise permitted in this chapter, shall be subject to the following regulations:

- (1) Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this chapter applicable to the main building.
- (2) An accessory building shall not be erected in any front or required yard [setback](#) except as allowed by this article.
- (3) No accessory building, structure or use may be placed on a lot without a principal building.
- (4) The height of the accessory structure having a dormer(s), which occupies ten percent or more of the total roof area, shall be determined by measuring the average height between the eaves and the ridge of the dormer(s).
- (5) No more than two detached accessory buildings in residential districts shall be permitted on any lot.
- (6) No detached accessory building in residential districts shall be located closer than three feet to any side or rear lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall be no closer than one foot to such rear lot line. In no instance shall an accessory structure be located within a dedicated easement right-of-way.
- (7) All accessory buildings, structures and uses combined shall cover no more than 35 percent of any required rear yard [setback](#).
- (8) No detached accessory building in any residential district shall exceed 1½ stories or 15 feet in height. The minimum eave height for an accessory building shall not be less than seven feet from the average grade. Where an accessory structure is located on sloping terrain, the eave height shall be measured from the average ground level of the grade at building walls.
- (9) When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, such building shall not project beyond the front yard line required on the lot in rear of such corner lot. When an accessory building is located on a corner lot the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, such building shall not project beyond the side yard line of the lot in the rear of such corner lot.

Figure 1. Accessory Building Location for Corner Lots with Front-Side Yard Situation

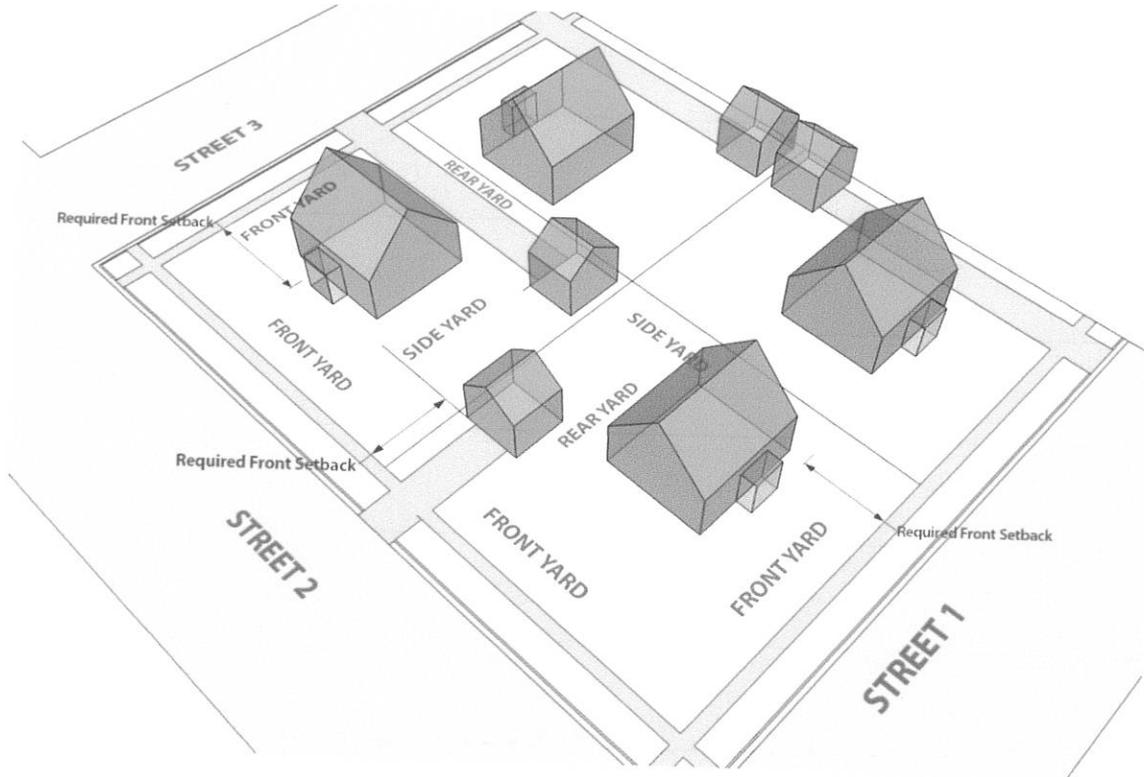


Figure 32. Accessory Building Location for Corner Lots with Side-Side Yard Situations

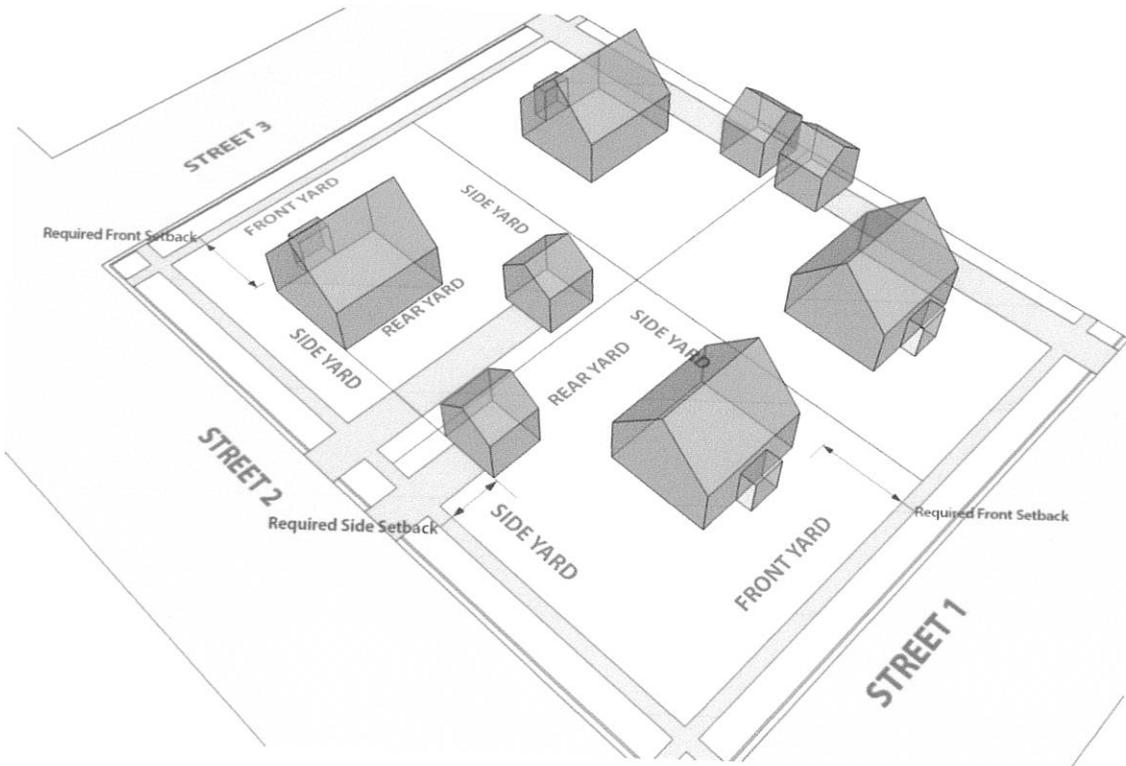
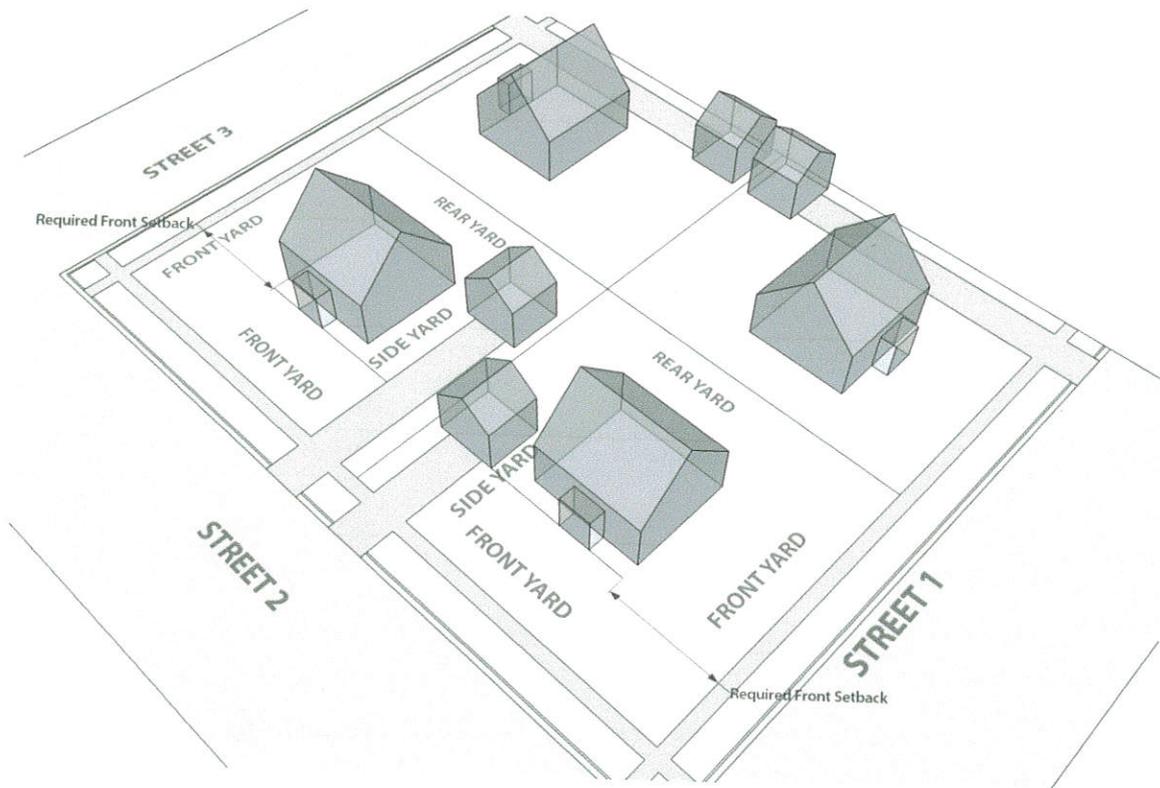


Figure 23. Accessory Building Location for Corner Lots with Side-Side Front-Front Yard Situation



- (10) Accessory buildings within all other nonresidential districts shall comply with applicable setback and height restrictions specified for the zoning district wherein the accessory use or structure is located.
- (11) Detached accessory buildings shall not be used as habitable space.
- (12) Detached accessory structures must be located a minimum of ten feet from the principle structure on site.
- (13) Private wind energy conversion systems shall be subject to regulations contained in section 78-261.
- (14) No detached accessory building in any residential district shall be constructed with an attached deck or balcony which exceeds thirty-two (32) square feet.

May 13, 2016

To: City of Plymouth Planning Commissioners: Jennifer Frey, Jim Frisbie, Jennifer Kehoe, Charles Myslinski, Joseph Philips, Conrad Schewe, Scott Silvers, Karen Sisolak, Jim Mulhern

Subject: Planning Commission: Home Building Envelopes Lot Coverage Percentage

I understand the Planning Commission is discussing lot coverage percentage, therefore, it would be worthwhile for the commissioners to review the current development at 671 S. Harvey. The lot size is 100ft. frontage x 82.15 ft. depth. It would be important to see the rear of the home in order to see the full scope of the usage of the lot. The purpose of my letter is to simply provide the Planning Commission with an example of the latest development for future discussions regarding lot coverage percentage. Several residents feel that too large of homes are being built on small lots. It would be helpful for me to receive written feedback from the Planning Commission so that I can keep other residents advised of future discussions on this topic.

Respectfully,

Paulette Longe

690 Forest

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